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Preliminary and Final Plat
ROGERS FARM SUBDIVISION

A Replat of Assessor's Tracts 911, 912 and 913, and Lots 1, 2, 3, 10, 11 and 12, Block L of South Addition to Superior, and a portion of Alley,
and First Avenue Rights of way, Situate in the East Half of Section 24, Township 1 South, Range 70 West of the 6th P.M.,
and a Multiple Parcels of Land Situate in the West Half of Section 19, Township 1 South, Range 69 West of the 6th P.M.,
Town of Superior, County of Boulder, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the Second Ave Superior Properties, LLC, a Delaware limited liability company, RC Superior, LLC and Town of Superior; being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lots 1, 2, 3, 10, 11 and 12, Block L of South Addition to Superior recorded July 7, 1903 as Book 2 at Page 202 of the Records of Boulder County, and Assessor's Tracts 911, 912 and 913, and along with portions of an Alley Rights of Way and First Avenue Rights of Way as dedicated by South Addition, located in the East Half (E1/2) of Section Twenty-four (24), Township One South (T.1S.), Range Seventy West (R.70W.), and together with multiple parcels of land, located in the West Half of Section Nineteen (19), Township One South (T.1S.), Range Sixty-Nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado and being more particularly described as follows:

COMMENCING at the North Sixteenth corner of said Section 19, T.1S., R.69W. and Section 24, T.1S., R.70W. and assuming the East line of said Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of said Section 24 as bearing South 01°14'50" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1316.98 feet with all other bearings contained herein relative thereto;

THENCE South 01°14'50" East along the East line of said SE1/4 NE1/4 a distance of 308.58 feet to the Westerly Right of Way line of McCaslin Boulevard as recorded at Reception No. 782878 of the Records of Boulder County and to the POINT OF BEGINNING;

THENCE South 09°56'37" East along said Westerly Right of Way line of McCaslin Boulevard a distance of 483.16 feet to the beginning point of a curve, non-tangent this line and to that parcel of land described in that Quit Claim Deed recorded October 12, 2016 at Reception No. 3550036 of the Recorded of Boulder County;

The following Four (4) courses and distances are along the Northerly, Westerly and Southerly lines of said Quit Claim Deed;

THENCE along the arc of a non-tangent curve concave to the Northwest a distance of 76.31 feet, said curve has a Radius of 479.62 feet, a Delta of 09°06'56" and is subtended by a Chord bearing South 72°09'52" West a distance of 76.23 feet to a line non-tangent to this curve;

THENCE South 01°14'50" East a distance of 79.63 feet;

THENCE North 86°55'54" East a distance of 26.76 feet to the beginning point of a curve, non-tangent this line;

THENCE along the arc of a non-tangent curve concave to the Southwest a distance of 77.43 feet, said curve has a Radius of 79.84 feet, a Delta of 55°33'46" and is subtended by a Chord bearing South 64°57'05" East a distance of 74.43 feet to a line non-tangent to this curve and to the Westerly Right of Way line of McCaslin Boulevard;

The following Two (2) courses and distances are along the Westerly Right of Way lines of said McCaslin Boulevard;

THENCE South 09°56'37" East a distance of 402.26 feet;
THENCE South 09°48'05" East a distance of 101.82 feet to the North line of the abandoned Colorado and Southern Railway Right of Way;

The following Three (3) courses and distances are along the Northerly lines of said Colorado and Southern Railway Right of Way;

THENCE South 74°12'00" West a distance of 178.13 feet;

THENCE South 00°04'45" East a distance of 3.78 feet;

THENCE South 73°47'58" West a distance of 288.34 feet to the Easterly Right of Way of First Avenue;

THENCE North 00°26'20" West a distance of 814.91 feet;

THENCE South 89°33'40" West a distance of 60.00 feet to the East line of said Lot 3, Block L;

The following Three (3) courses and distances are along the Easterly, Southerly and Westerly lines of said Lot 3, Block L;

THENCE South 00°26'20" East a distance of 50.00 feet;

THENCE South 89°33'40" West a distance of 140.00 feet;

THENCE North 00°26'20" West a distance of 50.00 feet;

THENCE South 89°33'40" West a distance of 20.00 feet to the East line of said Lot 10, Block L;

The following Three (3) courses and distances are along the Easterly and Southerly lines of said Lot 3, Block L;

THENCE South 00°26'20" East a distance of 50.00 feet;

THENCE South 89°33'40" West a distance of 140.00 feet to the West line of said Block L;

THENCE North 00°26'20" West along said West line a distance of 220.00 feet to the North line of said Assessor's Tract 913;

THENCE North 89°33'40" East along the North line of said Assessor's Tract 913 and Tract 912 a distance of 360.00 feet;

THENCE South 00°26'20" East a distance of 101.47 feet;

THENCE North 89°34'48" East a distance of 249.87 feet to the East line of said SE1/4 NE1/4;

THENCE North 01°14'50" West along the East line of said SE1/4 NE1/4 a distance of 347.47 feet to the POINT OF BEGINNING.

Said described parcel of land contains 8.765 Acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of ROGERS FARM SUBDIVISION and do hereby dedicate to the public the streets, rights-of-way, easements and tracts for purposes shown herein.

Executed this _____ day of _____, 20 ____.

OWNER: Second Ave Superior Properties, LLC, a Delaware limited liability company

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020,

by _____ as _____

WITNESS my hand and official seal. (SEAL)

My commission expires _____ Notary Public

Executed this _____ day of _____, 20 ____.

OWNER:

RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware

limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.P., a Delaware

limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.P., a Delaware limited

liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida Corporation,

its sole General Partner

By: _____ Its: President

NOTARIAL CERTIFICATE

STATE OF FLORIDA)

ss

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal. (SEAL)

My commission expires _____ Notary Public

OWNER'S ESTOPPEL CERTIFICATE

We, RC Superior, LLC, a Delaware limited liability company, the owner of the property include in this subdivision, certifies that this final plat, SUPERIOR TOWN CENTER FLING 1B REPLAT NO. 6 and the subdivision improvement agreement to be executed in connection herewith, if required, embody the entire agreement between the owner of said property and the Town with regard to the subdivision of said property, and that the owner is not relying upon any other representations, warranties, understandings or agreements in connection with any matter encompassed by this plat or the subdivision improvement agreement if required, except as set forth herein or in said subdivision improvement agreement.

RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware

limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.P., a Delaware

limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.P., a Delaware limited

liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida Corporation,

its sole General Partner

By: _____ Its: President

Name: Marvin Shapiro

CERTIFICATE OF OWNERSHIP

I certify that I, _____, am an owner representative of the property and consent to this plat.

In witness whereof I hereunto set my hand this _____ day of _____, 20 ____.

Mayor, Town of Superior

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF BOULDER)

The foregoing certificate of ownership was acknowledged before me

this _____ day of _____, 20 ____., by _____

My commission expires _____ Notary Public (SEAL)

TOWN BOARD CERTIFICATE

Approved by the Town Board of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this _____ day of _____, 20 ____.

Attest: _____ Mayor

Town Clerk

PLANNING COMMISSION CERTIFICATE

Recommended approval this _____ day of _____, 20 ___, by the Town of Superior Planning

Commission, Resolution No. PC____ \- Series 20____.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument as approved by the Board of Trustees by [Resolution/Ordinance]

No. _____, Series 20____, on this _____ day of _____, 20____, and was filed in my office

on the _____ day of _____, 20____, at ____ o'clock ____m.

Town Clerk

COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County

at _____ M. on the _____ day of _____, 20____, in Book _____, Page _____.

Map _____, Reception No. _____ Fees: _____

County Clerk and Recorder _____

STATE OF COLORADO)

ss

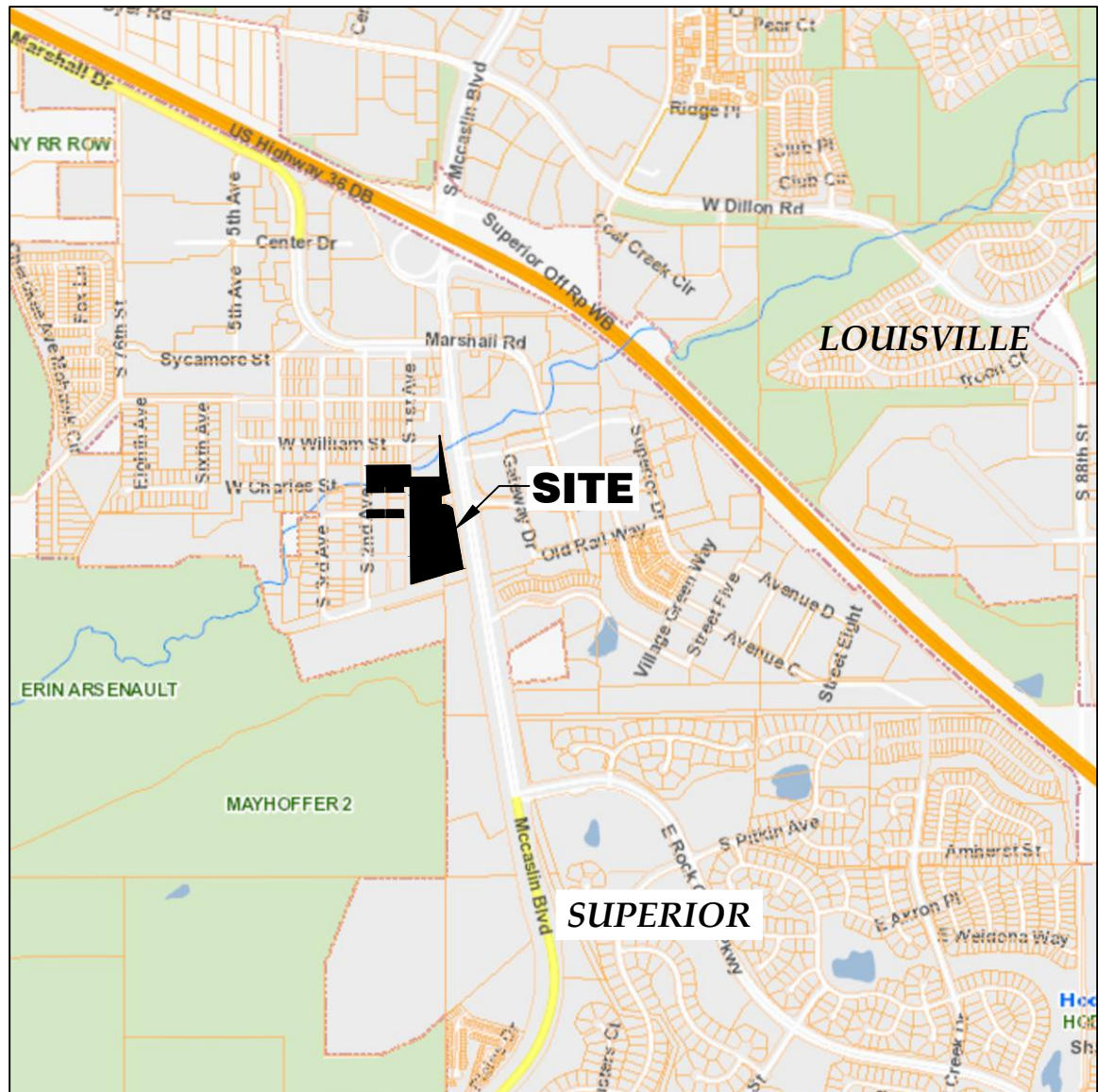
COUNTY OF BOULDER)

By: _____ Deputy

SURVEYOR'S CERTIFICATE

I, Paul B. Groves, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and the monuments shown thereon actually exist, that this drawing accurately represents said survey, and that said survey is in compliance with the requirements of Title 38, Article 51, C.R.S., as amended, and the Town of Superior Municipal Code.

Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of the Northeast Quarter of Section 24, T.1S., R.70W., as bearing South 01°14'50" East, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1316.98 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number AB270584050-6, dated May 14, 2020 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

LAND USE TABLE

LOTS (61)	2.625 ACRES	30%
PARCELS (3)	3.459 ACRES	39%
TRACT (1)	2.266 ACRES	26%
RIGHT OF WAY	0.415 ACRES	5%
TOTAL	8.765 ACRES	100%

OWNERSHIP AND MAINTENANCE TABLE				
NAME	SQUARE FEET	ACREAGE	USE	OWNER AND MAINTAINED BY
PARCEL A	24,133 SQ.FT.	0.554 ACRES	(COMMON AREA) UTILITY & PEDESTRIAN ACCESS EASEMENT	HOMEOWNERS ASSOCIATION
PARCEL B	5,298 SQ.FT.	0.122 ACRES	PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION
PARCEL C	121,218 SQ.FT.	2.783 ACRES	(COMMON AREA) PEDESTRIAN ACCESS EASEMENT	HOMEOWNERS ASSOCIATION
TRACT A	98,711 SQ.FT.	2.266 ACRES	DRAINAGE EASEMENT	TOWN OF SUPERIOR
RIGHT OF WAY	18,094 SQ.FT.	0.415 ACRES	RIGHT OF WAY	TOWN OF SUPERIOR

DATE: 10/31/2019
FILE NAME: 20190701SUB
SCALE: NTS
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:		
SUB REDESIGN	5-22-20	CSK	
REVISED PER COMMENTS	6-16-20	CSK	

ROGERS FARM SUBDIVISION
FOR
BOULDER CREEK ROGERS FARM LLC
712 MAIN STREET,
LOUISVILLE, CO 80027

PROJECT #:
20190701

1
SHEET 1 OF 6

See Sheet 2 of 6 for Vacation Statements

Preliminary and Final Plat
ROGERS FARM SUBDIVISION

DATE: 10/29/2019
FILE NAME: 20190701SUB
SCALE: 1"=60'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	
REVISIONS:	

ROGERS FARM SUBDIVISION
FOR
BOULDER CREEK ROGERS FARM LLC
712 MAIN STREET
LOUISVILLE, CO 80027

PROJECT #:
20190701

OVERALL DETAIL

VACATION DETAIL

SCALE 1"=100'

LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- LOT LINES
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION
- UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT
- EMERGENCY ACCESS EASEMENT

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

EASEMENT VACATION STATEMENT

Know all men by these presents: that we, the Boulder Creek Rogers Farm LLC, being owner(s) of the easements as listed therein:

- A 20' Slope Easement recorded June 30, 1995 as Reception No. 1527980 of the Records of Boulder County Recorders,
- A 60' Drainage Easement recorded June 27, 2019 as Reception No. 3720856 of the Records of Boulder County Recorders,
- A Maintenance Access Easement recorded June 27, 2019 as Reception No. 3720854 of the Records of Boulder County Recorders,
- A Irrigation Easement recorded June 27, 2019 as Reception No. 3720855 of the Records of Boulder County Recorders,
- A Utility and Public Access Easement recorded June 27, 2019 as Reception No. 3720854 of the Records of Boulder County Recorders,
- A Public Access Easement recorded June 27, 2019 as Reception No. 3720854 of the Records of Boulder County Recorders,
- A Drainage Easement, recorded June 25, 2015 as Reception No. 3455161 of the Records of Boulder County Recorders,

situate in the Northeast Quarter of Section 24, Township One South, Range Seventy West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Easements.

We have set our hands and seals this _____ day of _____, 20__.

By: _____ As: _____

RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the Public Right of Way being a part of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 as listed therein:

- A portion of First Avenue, located East of Lots 1 & 2, Block L,
- A portion of Alley, located between Lots 1, 2, 11 and 12, Block L,

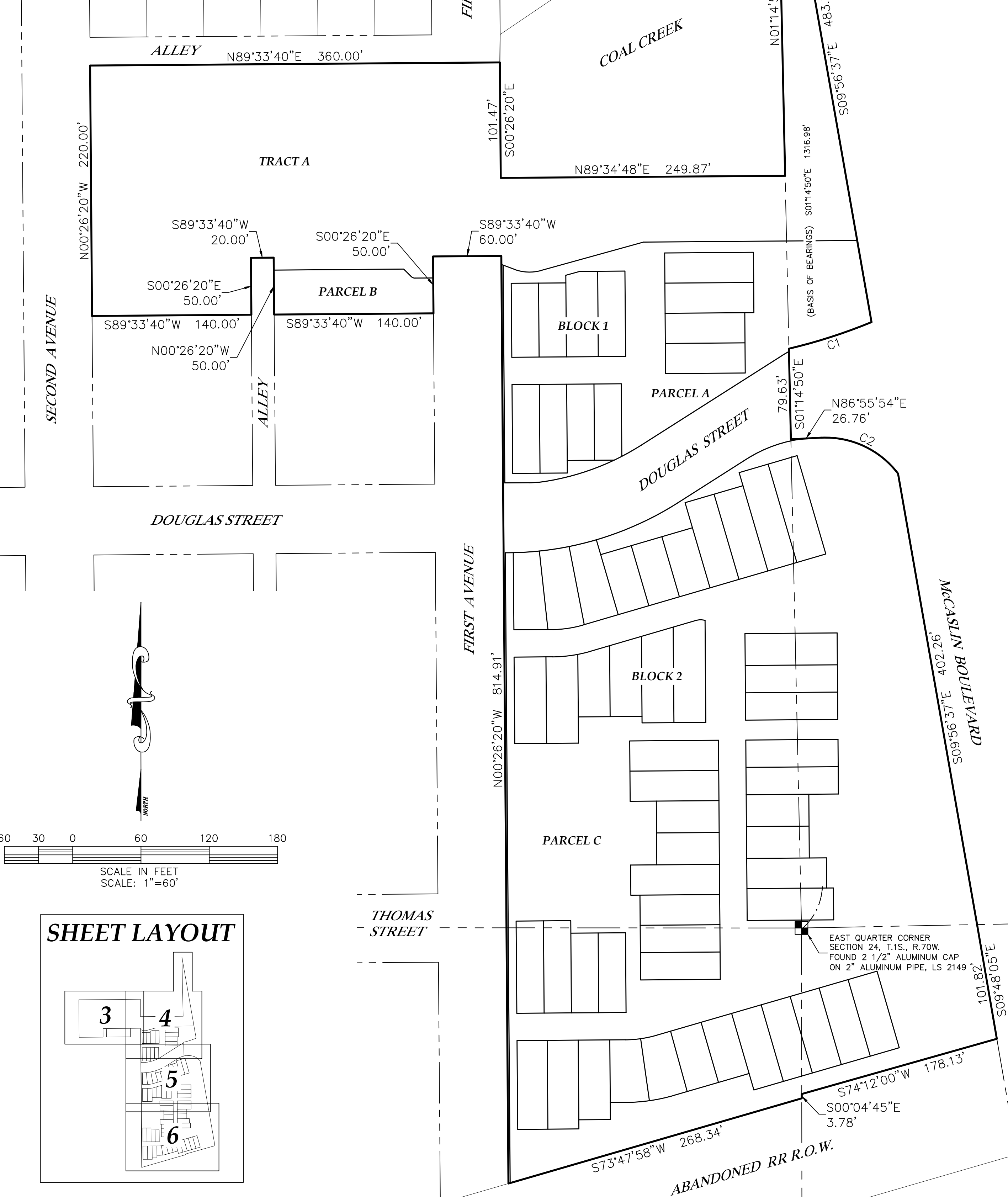
situate in the Northeast Quarter of Section 24, Township One South, Range Seventy West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the Public Right of Way labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Public Right of Way.

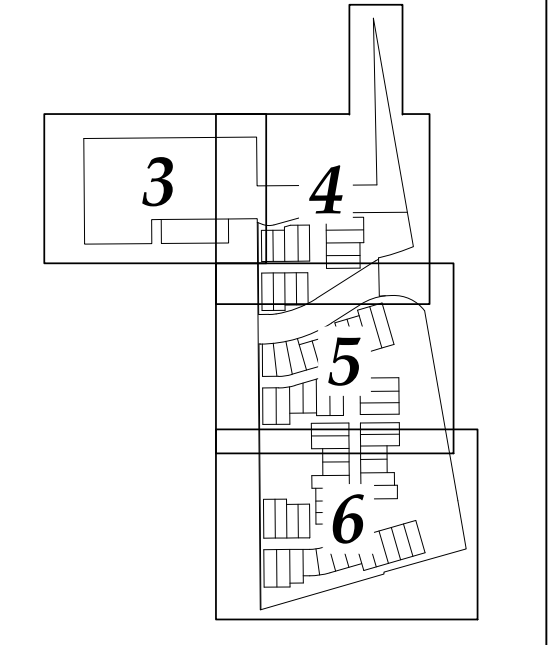
We have set our hands and seals this _____ day of _____, 20__.

By: _____ As: _____

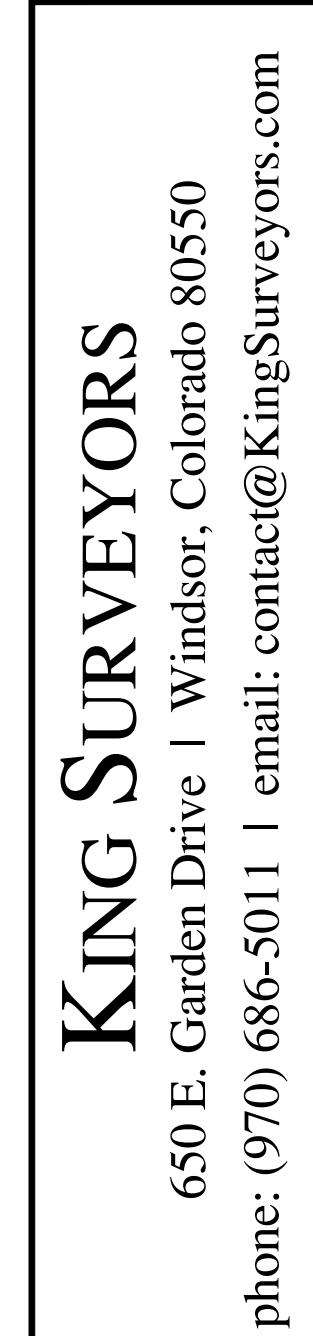
See Sheet 3 of 6 for Line and Curve Table



SHEET LAYOUT



DATE: 10/29/2019
FILE NAME: 20190701SUB
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: PG

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ROGERS FARM SUBDIVISION
FOR
BOULDER CREEK ROGERS FARM LLC
712 MAIN STREET
LOUISVILLE, CO 80027

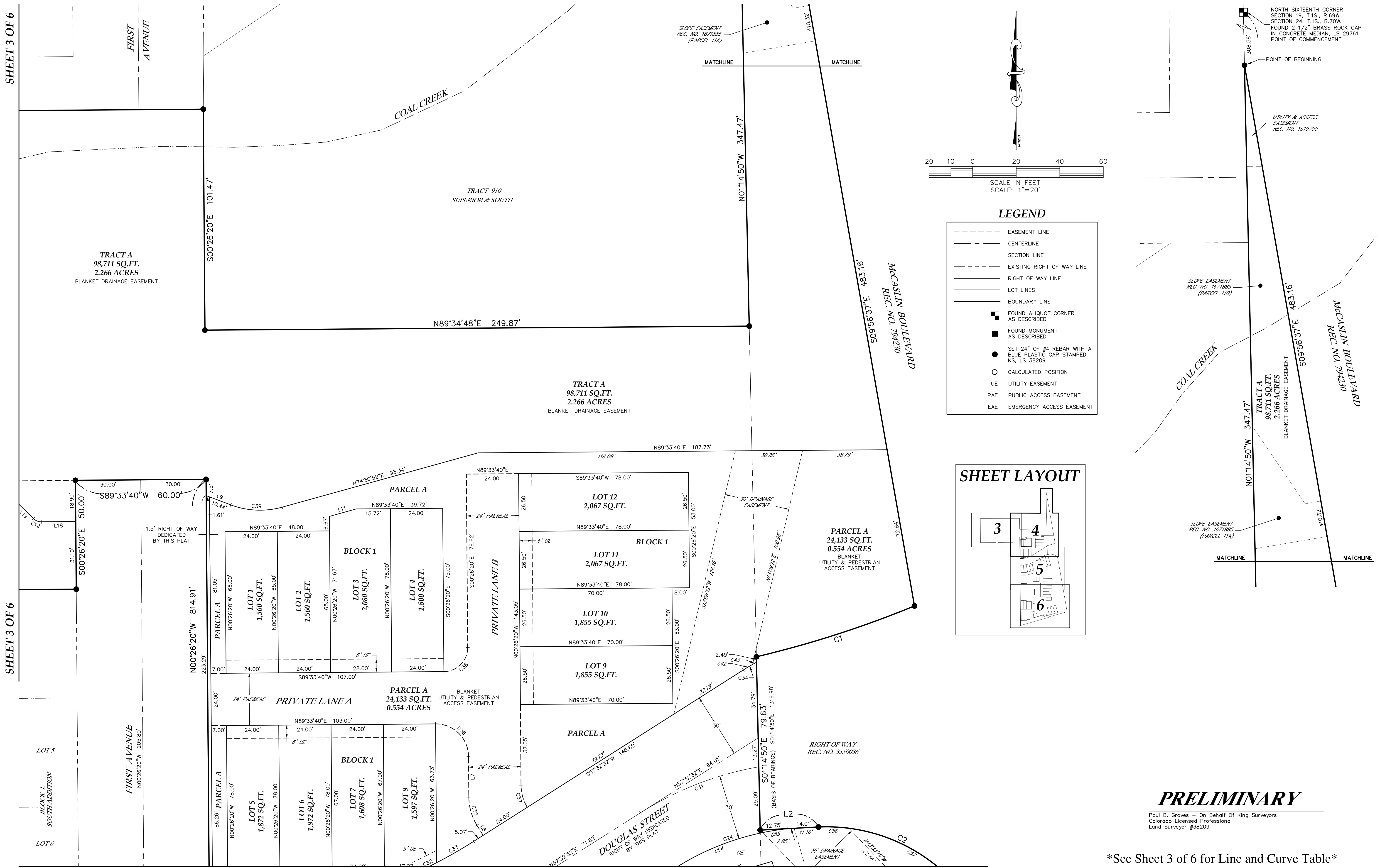
3

SHEET 3 OF 6

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

SHEET 3 OF 6

Preliminary and Final Plat
ROGERS FARM SUBDIVISION



DATE:	10/29/2019
FILE NAME:	20190701SUB
SCALE:	1"=20'
DRAWN BY:	CSK
CHECKED BY:	PG

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DATE:	
REVISIONS:	

ROGERS FARM SUBDIVISION
FOR
BOULDER CREEK ROGERS FARM LLC
712 MAIN STREET
LOUISVILLE, CO 80027

PROJECT #:	20190701
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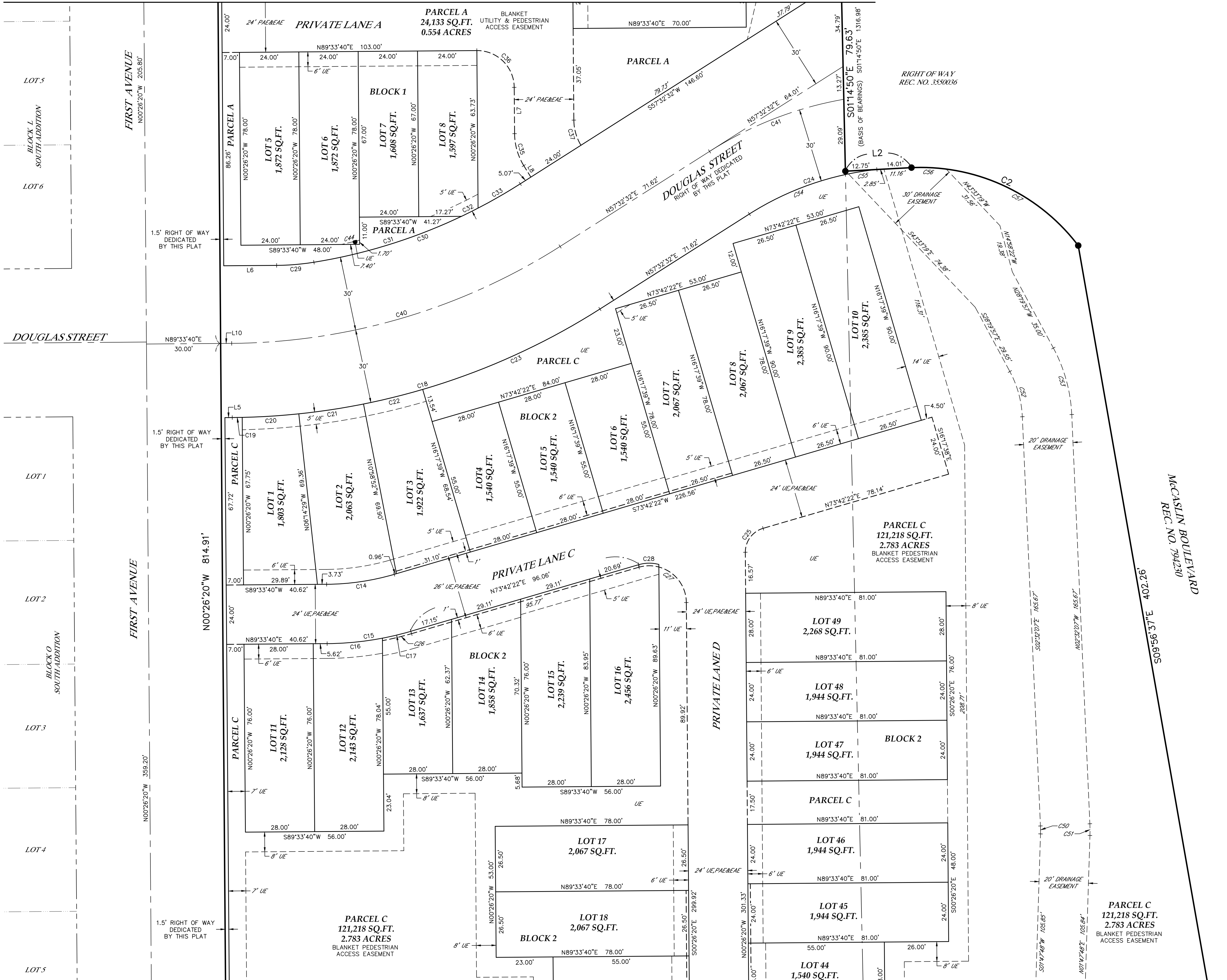
See Sheet 3 of 6 for Line and Curve Table

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Preliminary and Final Plat
ROGERS FARM SUBDIVISION

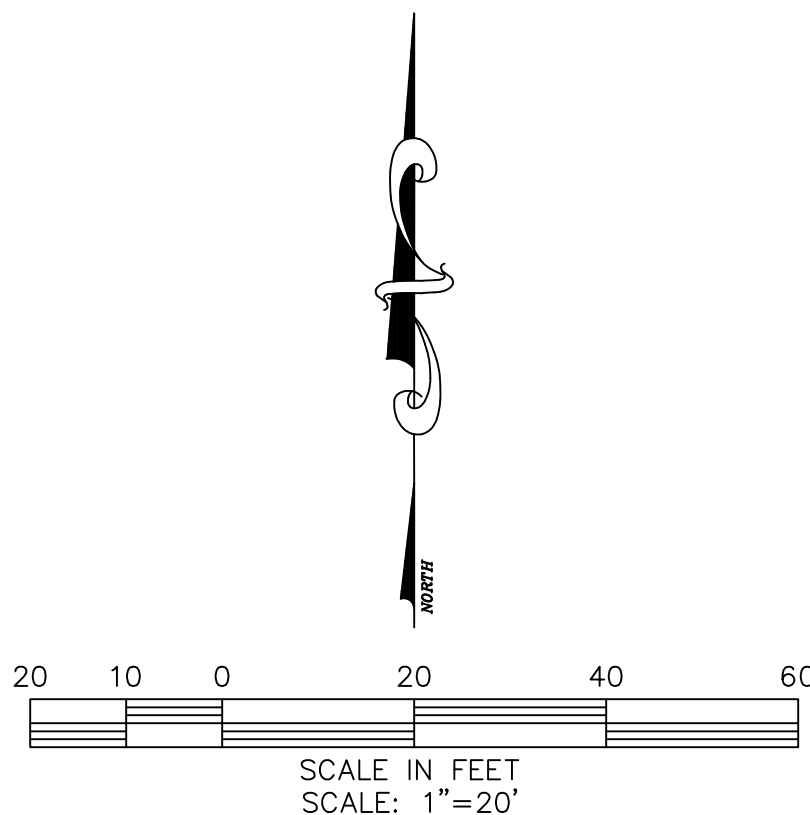
SHEET 4 OF 6

SHEET 4 OF 6



SHEET 6 OF 6

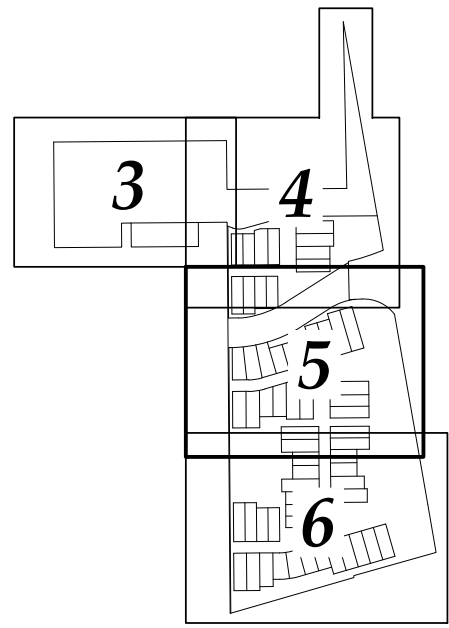
SHEET 6 OF 6



LEGEND

---	EASEMENT LINE
---	CENTERLINE
---	SECTION LINE
---	EXISTING RIGHT OF WAY LINE
---	RIGHT OF WAY LINE
---	LOT LINES
---	BOUNDARY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
●	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
○	CALCULATED POSITION
UE	UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

SHEET LAYOUT



See Sheet 3 of 6 for Line and Curve Table

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

DATE:	10/29/2019
FILE NAME:	20190701SUB
SCALE:	1"=20'
DRAWN BY:	CSK
CHECKED BY:	PG

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DATE:	
REVISIONS:	

ROGERS FARM SUBDIVISION
FOR
BOULDER CREEK ROGERS FARM LLC
712 MAIN STREET
LOUISVILLE, CO 80027

PROJECT #:
20190701

5

SHEET 5 OF 6

Preliminary and Final Plat

ROGERS FARM SUBDIVISION

SHEET 5 OF 6

SHEET 5 OF 6

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

6

SHEET 6 OF 6

